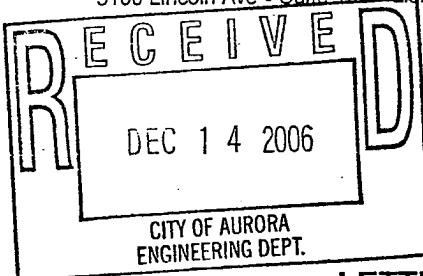




Civil Engineering Consulting &amp; Surveying

5100 Lincoln Ave • Suite 100 • Lisle, IL 60532-2119 • 1 (630) 271-0770 • 1 (630) 271-0774 Fax



Project File No. 06-PR-5004

cc: Client  Accounting  File 

Method of Delivery: USPS

Client Notified Ready for Pick-up

Date

Initials

## LETTER OF TRANSMITTAL

To:	John H. Spoelma, Civil Engineer 1	Date:	December 12, 2006
	City of Aurora-Department of Public Workd		
	Engineering Division	RE:	Gemini Outpatient Facility
	44 East Downer Place		240 North Oakhurst Drive
	Aurora, IL 60507-2067		Aurora, IL

## Documents Enclosed:

Quantity	Date	No.	Document Title
1	12/08/06	4 pgs	IEPA WPC-PS-1 Application for Permit or Construction Approval

Comments: Please sign the attached form and return to our office as soon as possible.

cc: Mr. Kristos Tsogas, Jensen & Halsted Ltd.  
Mr. Thomas W. Lehman, Partners in DevelopmentFrom: Jon V. Vaznelis, Ext. 105  
Project Manager

Pick-up Date: \_\_\_\_\_

Called Jon V. 12/17/06  
Left message for second  
"original" permit application

Pick-up By: \_\_\_\_\_

000971

\* \* \* COMMUNICATION RESULT REPORT ( DEC.15.2006 4:51PM ) \* \* \*

FAX HEADER: AURORA ENG DEPT

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
554 MEMORY TX		9634475	OK	P. 2/2

## REASON FOR ERROR

E-1) HANG UP. OR LINE FAIL  
E-3) NO ANSWERE-2) BUSY  
E-4) NO FACSIMILE CONNECTION**City of Aurora**

DPW Engineering Division

---

 44 E. Downer Place • Aurora, Illinois 60507-2067 • Phone (630) 844-3620  
 FAX (630) 892-0322  
 TDD (630) 892-8858

**Kenneth Schroth, P.E.**  
 Director of Public Works/  
 City Engineer

# FAX COVER SHEET

DATE: 12/15/2006TIME: 3:40 PMTOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 2ATTENTION: Sigitas P. VaznellsCC: Thomas LehmanNAME OF FIRM: Morris Engineering, Inc.

Partners in Development

FAX NUMBER: 630-271-0774630-963-4475FROM: John H. SpoelmaRE: Project #06.390

000972

\* \* \* COMMUNICATION RESULT REPORT ( DEC.15.2006 4:50PM ) \* \* \*

FAX HEADER: AURORA ENG DEPT

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
553 MEMORY TX		2710774	OK	P. 2/2

## REASON FOR ERROR

E-1) HANG UP OR LINE FAIL  
E-3) NO ANSWERE-2) BUSY  
E-4) NO FACSIMILE CONNECTION**City of Aurora**

DPW Engineering Division

44 E. Downer Place • Aurora, Illinois 60507-2067 • Phone (630) 844-3620  
FAX (630) 892-0322  
TDD (630) 892-8858

**Kenneth Schroth, P.E.**  
Director of Public Works/  
City Engineer

# FAX COVER SHEET

DATE: 12/15/2006TIME: 3:40 PMTOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 2ATTENTION: Sigitas P. VaznelisCC: Thomas LehmanNAME OF FIRM: Morris Engineering, Inc.Partners In DevelopmentFAX NUMBER: 630-271-0774630-963-4475FROM: John H. SpoelmaRE: Project #06,390

000973



# City of Aurora

Engineering Division • 44 E. Downer Place • Aurora, Illinois 60507-2067 • (630) 844-3620  
FAX (630) 892-0322

Kenneth Schroth, P.E.  
Director of Public Works  
City Engineer

December 15, 2006

Sigitas P. Vaznelis, PE  
Morris Engineering  
5100 S. Lincoln  
Lisle, IL 60532

Re: Project #06.390  
Gemini Office Development  
240 N. Oakhurst Drive

Dear Mr. Vaznelis,

We have completed the review of the engineering plans received on 12/14/06 for the above referenced project. Per the City's review letter of 11/28/06 (comment #6) and the City's review letter of 12/08/06 (comment #1 – printed in bold lettering)

- 1. Connect to the existing storm sewer in the existing stormwater facility.**
2. The fees have not been paid and the Security has not submitted and accepted.

Please submit eight (8) sets of revised engineering plans, signed and sealed by an Illinois registered Professional Engineer (PE), directly to the Engineering Division office on fourth floor of City Hall.

Please refer to the above referenced project number on all future correspondence regarding this project. If you have any questions regarding the above review comments please call me at 630-906-7432.

Sincerely,

John H. Spoelma  
CITY OF AURORA  
Department of Public Works  
Engineering Division

cc:

Ken Schroth, City of Aurora, Director of Public Works/ City Engineer  
Dan Feltman, City of Aurora, Engineering Division  
Thomas W. Lehman, Gemini Office Development



Civil Engineering Consulting &amp; Surveying

5100 Lincoln Ave • Suite 100 • Lisle, IL 60532-2119 • 1 (630) 271-0770 • 1 (630) 271-0774 Fax

Project File No. 06-PR-5004

cc: Client  Accounting  File 

Method of Delivery: Hand Delivery

Client Notified Ready for Pick-up

Date

Initials

## LETTER OF TRANSMITTAL

To:	John H. Spoelma, Civil Engineer 1	Date:	December 14, 2006
	City of Aurora-Department of Public Works		
	Engineering Division - 4 <sup>th</sup> FL	RE:	Gemini Outpatient Facility
	44 East Downer Place		240 North Oakhurst Drive
	Aurora, IL 60507-2067		Aurora, IL

## Documents Enclosed:

Quantity	Date	No.	Document Title
8	11/28/06	4 pgs	Final Plan (Plotted 12/14/06) (Revision 7 per City of Aurora)

## Comments:

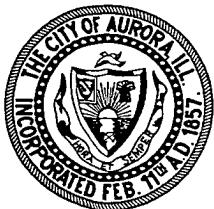
cc: Mr. Kristos Tsogas, Jensen & Halsted Ltd (with enclosures)  
 Mr. Thomas W. Lehman, Partners in Development (with enclosures)

From: Jon V. Vaznelis, Ext. 105  
 Project Manager

Pick-up Date: \_\_\_\_\_

Pick-up By: \_\_\_\_\_

000975



# City of Aurora

DPW Engineering Division

44 E. Downer Place • Aurora, Illinois 60507-2067 • Phone (630) 844-3620  
FAX (630) 892-0322  
TDD (630) 892-8858

**Kenneth Schroth, P.E.**  
Director of Public Works/  
City Engineer

## FAX COVER SHEET

DATE: 12/06/06

TIME: 9:45 AM

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 8

ATTENTION: Sigitas P. Vaznelis

CC: Thomas W. Lehman

NAME OF FIRM: Morris Engineering, Inc.

Partners in Development

FAX NUMBER: 630-271-0774

630-963-4475

FROM: John H. Spoelma

RE: Project #06.390

Gemini Office Development

240 N. Oakhurst Drive

### COMMENTS:

Attached is the Engineering Division's fourth review letter, with attachments, of the above listed project .

000976

\* \* \* COMMUNICATION RESULT REPORT ( DEC. 8.2006 10:42AM ) \* \* \*

FAX HEADER: AURORA ENG DEPT

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
502 MEMORY TX		9634475	OK	P. 8/8

## REASON FOR ERROR

E-1) HANG UP OR LINE FAIL  
E-3) NO ANSWER

E-2) BUSY

E-4) NO FACSIMILE CONNECTION

**City of Aurora**

DPW Engineering Division

44 E. Downer Place • Aurora, Illinois 60507-2067 • Phone (630) 844-3620  
 FAX (630) 892-0322  
 TDD (630) 892-8858

**Kenneth Schroth, P.E.**  
 Director of Public Works/  
 City Engineer

# FAX COVER SHEET

DATE: 12/08/06TIME: 9:45 AMTOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 8ATTENTION: Sigitas P. VaznelisCC: Thomas W. LehmanNAME OF FIRM: Morris Engineering, Inc.

Partners In Development

FAX NUMBER: 630-271-0774630-963-4475FROM: John H. SpoelmaRE: Project #06.390

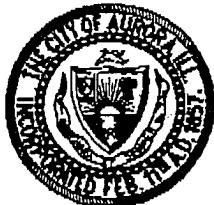
000977

\* \* \* COMMUNICATION RESULT REPORT ( DEC. 8.2006 10:40AM ) \* \* \*

FAX HEADER: AURORA ENG DEPT

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
501 MEMORY TX		2710774	OK	P. 8/8

## REASON FOR ERROR

E-1) HANG UP OR LINE FAIL  
E-3) NO ANSWERE-2) BUSY  
E-4) NO FACSIMILE CONNECTION**City of Aurora**

DPW Engineering Division

 44 E. Downer Place • Aurora, Illinois 60507-2067 • Phone (630) 844-3620  
 FAX (630) 892-0322  
 TDD (630) 892-8858

**Kenneth Schroth, P.E.**  
 Director of Public Works/  
 City Engineer

# FAX COVER SHEET

DATE: 12/08/06TIME: 9:45 AMTOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 8ATTENTION: Sigitas P. VaznelisCC: Thomas W. LehmanNAME OF FIRM: Morris Engineering, Inc.

Partners in Development

FAX NUMBER: 630-271-0774630-963-4475FROM: John H. SpoelmaRE: Project #06.390

000978



# City of Aurora

Engineering Division • 44 E. Downer Place • Aurora, Illinois 60507-2067 • (630) 844-3620  
FAX (630) 892-0322

Kenneth Schroth, P.E.  
Director of Public Works  
City Engineer

December 8, 2006

Sigitas P. Vaznelis, PE  
Morris Engineering  
5100 S. Lincoln  
Lisle, IL 60532

Re: Project #06.390  
Gemini Office Development  
240 N. Oakhurst Drive

Dear Mr. Vaznelis,

We have completed the review of the engineering plans received on 12/06/06 for the above referenced project and have the following comments:

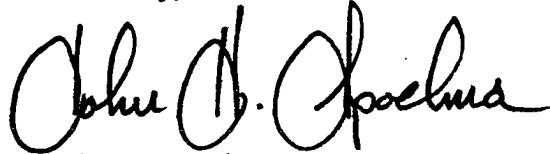
1. As stated in our previous review letters, the only "adequate" outfall the City will accept is **the elimination of the surface flow spillways and the installation of a storm sewer outfall, connected to the existing storm sewer in the existing stormwater facility.**
2. As stated in our previous review letters, adjacent to the proposed building **the minimum finish grade (713.35) is six inches below the finish floor (713.85) and the minimum slope in a turf area of two percent (2%) was not provided.** Specifically, at the northeast corner of the proposed building the swale high point (713.65) is above the minimum finish grade (713.35) at the building and the minimum finish grade (713.35) yields a slope less than the two percent (2%) minimum.

3. Attached is the computation of the Permit and Inspection fees (payable to the City of Aurora, remitted to the Engineering Division office on fourth floor of City Hall) and the Security (letter of credit or subdivision bond) amount to be submitted to the Engineering Division office on fourth floor of City Hall on acceptable forms (acceptable forms attached – please note that use of other forms may result in additional review time by the City's Legal Department resulting in the delay of permit issuance). These fees will have to be paid and the Security submitted and accepted prior to the Engineering Division granting approval of the plans/ project.

Please submit eight (8) sets of revised engineering plans, signed and sealed by an Illinois registered Professional Engineer (PE), directly to the Engineering Division office on fourth floor of City Hall.

Please refer to the above referenced project number on all future correspondence regarding this project. If you have any questions regarding the above review comments please call me at 630-906-7432.

Sincerely,



John H. Spoelma  
CITY OF AURORA  
Department of Public Works  
Engineering Division

cc:

Ken Schroth, City of Aurora, Director of Public Works/ City Engineer  
Dan Feltman, City of Aurora, Engineering Division  
Thomas W. Lehman, Gemini Office Development

**Project Name:** Gemini Office Development  
**Project Number:** 06.390  
**Design Engineer:** Morris Engineering, Inc.  
**Date of Estimate:** 12/4/2006

Engineer's Total Estimated Cost for Public Improvements \$15,537.00

	Fee %	Min. Fee	% Fee Cost	Required Fee
<b>Review Cost</b>	2.00%	\$300	\$311	\$311
<b>Inspection Fees</b>	1.75%	N/A	\$272	\$272
<b>Total Required Fees</b>				<b>\$583</b>

LETTER OF CREDIT or SUBDIVISION BOND AMOUNT COMPUTATION

PROJECT NAME : **Gemini Office Development**

PROJECT #: 06.390

DEVELOPMENT ENGINEER : Morris Engineering, Inc.

DATE OF ENGR. ESTIMATE : 12/4/2006

TOTAL AMOUNT OF  
PUBLIC IMPROVEMENTS \$15,537.00 ( 100% ) 15,537.00

TOTAL AMOUNT OF  
EROSION CONTROL \$9,776.00 ( 110% ) 10,753.60

TOTAL AMOUNT OF SECURITY REQUIRED	\$26,290.60
--------------------------------------	-------------

000982

## ISSUER'S LETTERHEAD

DATE:

IRREVOCABLE STANDBY LETTER OF CREDIT # \_\_\_\_\_

## BENEFICIARY

City of Aurora  
 44 E. Downer Place  
 Aurora, Illinois 60507

## APPLICANT:

NAME  
 ADDRESS  
 CITY, STATE, ZIPCODE

## AMOUNT

\$ \_\_\_\_\_

## EXPIRATION DATE

RE: SUBDIVISION RECORDED NAME  
 MARKETING NAME

The Undersigned \_\_\_\_\_ (Issuer's Name) \_\_\_\_\_, hereby issues this Irrevocable Standby Letter of Credit # \_\_\_\_\_ in favor of the City of Aurora in the amount of \$ \_\_\_\_\_ effective \_\_\_\_\_ and expiring at our office on \_\_\_\_\_.

This Irrevocable Standby Letter of Credit is issued for the purpose of securing and paying for the installation of the public improvements and stormwater management facilities in (Subdivision) (Location) constructed by (Developer) in accordance with plans and specifications approved by the City of Aurora Engineer as prepared by (Engineering Consultant).

In no event shall this Irrevocable Standby Letter of Credit or the obligations contained herein expire except upon said prior written notice to the City Clerk of the City of Aurora, 44 East Downer Place, Aurora, Illinois 60507 by certified or registered mail; return receipt requested, at least sixty (60) days prior to said expiration date, that said Letter Of Credit is about to expire and that the said expiration date shall be extended as required to comply with this notice provision.

On approval of the City Engineer this Irrevocable Standby Letter of Credit may be renewed or extended prior to the said expiration date by submitting a new Letter of Credit in the same form as this Letter of Credit to the City Engineering Department in an amount as determined by the City Engineer to complete and pay for the above described public improvements and storm water management facilities.

We hereby engage with you that all demands for payment made in conformity with the terms of this Irrevocable Standby Letter of Credit will be duly honored on presentation to us prior to expiration of this Letter of Credit, a letter from City Engineer of the City of Aurora demanding payment on or before said expiration date certifying that:

1. Said Letter of Credit will expire within thirty (30) days and has not been renewed or extending and a replacement LOC has not been issued; or
2. That the aforesaid improvements have not been satisfactorily completed by the developer within the required time.

This credit is subject to the uniform customs and practices for documentary credits, International Chamber of Commerce Publication #500.

(Signatures)

000983

**SUBDIVISION BOND**

Bond No.: \_\_\_\_\_

Principal Amount \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS**, that we name and address of developer \_\_\_\_\_ as name and address of insurance company \_\_\_\_\_ a state of incorporation \_\_\_\_\_ Corporation, as Surety, are held and firmly bound unto City of Aurora \_\_\_\_\_ 44 E. Downer Place, Aurora, IL 60507 \_\_\_\_\_ in the penal sum of \_\_\_\_\_ (Dollars) \_\_\_\_\_ (\$ \_\_\_\_\_), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS**, name of developer \_\_\_\_\_

has agreed to construct in the City of Aurora the following improvements:

\_\_\_\_\_  
\_\_\_\_\_

and provide a One Year Maintenance and Warranty, as required by City Code Chapter 43.

**NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH,**

that if the said Principal shall well and truly complete and construct, or have constructed the improvements herein described in accordance with City Ordinances, Standards and Requirements and the approved plans and specifications dated \_\_\_\_\_ within the period allowed by City Code Section 43-55 (3) (c) as well as one full year thereafter of maintenances and warranties thereof, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of notice from the City Engineer indicating that the improvements have not been installed or completed, or such maintenance or warranties covered, will elect within 30 days of receipt of said notice either to complete the improvements or maintenance or pay to the municipality such amount up to the Principal amount of this bond which will allow the municipality to complete the improvements or maintenance. Failure to so elect within said time shall constitute authorization to the City to complete the improvements or maintenance at Surety's expense. The maximum liability of the Surety shall be limited to the total amount of this bond for completion of improvements and twenty percent (20%) of the accepted improvements thereof for maintenance and warranties as required by the City's Subdivision ordinance (Sec. 43-103).

Signed, sealed and dated, this \_\_\_\_\_ day of \_\_\_\_\_ 2003

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Surety

By: \_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Attorney-in-Fact



Civil Engineering Consulting & Surveying

5100 S. Lincoln • Suite 100 • Lisle, IL 60532 • (630) 271-0770 • (630) 271-0774 Fax

December 6, 2006

Mr. John H. Spoelma, Civil Engineer 1  
City of Aurora, Department of Public Works  
Engineering Division  
44 East Downer Place  
Aurora, Illinois 60507-2067

Re: **Response to Comment Letter dated 11/28/06**  
Gemini Office Development  
240 North Oakhurst Drive  
City of Aurora Project No. 06.390  
MEI Project No. 06-PR-5004

Dear Mr. Spoelma:

Following are our responses to your comment letter dated 11/28/06.

1. Verification that the Fire Marshal has approved the project (fire hydrant locations and diameter size of the fire suppression service) was not provided as required in the City's 8/17/06 and 10/17/06 review letters.

*The Fire Marshal has approved the Fire Plan for this projection 11/06/06. Apparently, there are two City of Aurora project numbers. Refer to Building Permit No. 06-353529 and Planning No. 6-390. Enclosed is a correspondence with the Fire Marshal dated 12/06/06.*

2. One of the storm structure catchments overflow elevation is shown as 712.85 exactly one foot below the Finish Floor/lowest opening. Provide calculations showing that the catchments BFE is one foot below the Finish Floor/lowest opening or revise the overflow elevation to be one and two tenths foot (1.2') below the Finish Floor/lowest opening. This information was required in the City's 8/17/06 and 10/17/06 review letters.

*A depressed curb was added. The edge of pavement is 712.35.*

3. Hydraulic calculations showing that the overland flow route can convey a 100 year event were not provided with the cross sections of the 100 year flow route as was required in the City's 8/17/06 and 10/17/06 review letters.

000986

Page 2 of 4  
Mr. John H. Spoelma  
City of Aurora  
December 6, 2006

***Enclosed are the tributary areas Exhibit 1 of 1, which shows the locations of Cross Sections A-A to E-E.***

4. Proposed grades at the corners of the handicap parking spaces and accessible aisles to verify that the slope does not exceed two percent (2%) in all directions was not provided as required in the City's 8/17/06 and 10/17/06 review letters.

***Proposed grades are shown in all three handicapped parking spaces.***

5. The maximum slope of a turf area of twenty five percent (25% or 4:1) was not provided on the slope into the existing detention facility as required in the City's 8/17/06 and 10/17/06 review letters.

***The eastern side of the existing detention facility was revised to serve as a retaining wall. Refer to Sheet C1.0 top of curb/wall elevations. The existing detention elevations should match the bottom of curb or wall.***

6. Details that show an adequate spillway which directs flow with sufficient energy dissipation to prohibit soil erosion for the three surface drainage ways into the existing detention facility was not provided as required by the City's 8/17/06 and 10/17/06 review letters. The only "adequate" outfall the City will now accept is the elimination of the surface flow spillways and the installation of a storm sewer outfall, connected to the existing storm sewer in the existing stormwater facility.

***Pipe invert at MH7 going to the pond was lowered to minimize the slope of the outfall pipe. All surface flow spillways and outfall pipe are provided with adequate rip rap for erosion control.***

7. The high water level (HWL) of the stormwater management facility along with the overflow weir elevation and location was not provided as required by the City's 8/17/06 and 10/17/06 review letters.

***Approximate high water level (HWL) of the existing detention pond is listed at 750.3, which is the overflow elevation per contour line and survey spot elevation.***

8. The minimum finish grade (713.35) of six inches below the finish floor (713.85) and the minimum slope in a turf area of two percent (2%) was not provided as required in the City's 8/17/06 and 10/17/06 review letters.

Page 3 of 4  
 Mr. John H. Spoelma  
 City of Aurora  
 December 6, 2006

***Revised the finished grade to meet the minimum slope of turf area of 2%.***

9. The curb along the south side of the existing access drive was not provided as required in the City's 8/17/06 and 10/17/06 review letters.

***AB6.12 curb was added along the south side of the existing access drive from Oakhurst Drive to the western property.***

10. All of the storm sewer structures, sanitary sewer structures, and watermain structures or apparatuses were not numbered or lettered as required in the City's 8/17/06 and 10/17/06 review letters.

***All structures were numbered as required.***

11. Provide an IDOT "Road Ends" sign accompanied by three red diamond chevrons at the proposed closing/end of the existing access drive at the southwest corner of the property.

***The signs were added. Refer to Sheet C1.0.***

12. An existing 8" watermain running north/south just east of the stormwater management facility, according to City records, was not located and shown in its accurate location, on the plans as required by the City's 8/17/06 and 10/17/06 review letters.

***The approximate location of the watermain is noted. A note was added to the plan to have the contractor field verify location. Refer to note on Sheet C1.0.***

13. Submitting a new Engineers Estimate of Cost for public improvements (only water services, sanitary main & services, and public sidewalk) and a separate Engineers Estimate of Cost for soil erosion was not provided as required by the City's 8/17/06 and 10/17/06 review letters. *These engineers estimates will be used to determine your client's Permit and Inspection fee amounts and the amount of Security (Letter of Credit or Subdivision Bond). The engineers estimate submitted included all estimated costs and would cost your client an additional \$5,000.00 in excess fees.*

***Enclosed are two cost estimates as requested.***

Page 4 of 4  
Mr. John H. Spoelma  
City of Aurora  
December 6, 2006

Should there be any questions regarding the above, please do not hesitate in contacting our office at 1 (630) 271-0770 Ext. 105.

Sincerely,



Sigitas P. Vaznelis  
Professional Engineer

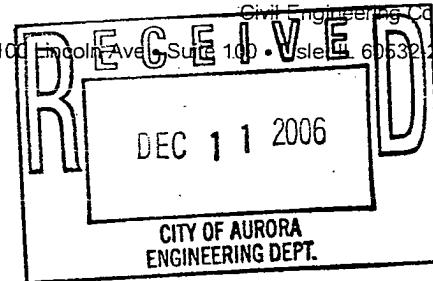
SPV:pjo

cc: Mr. Kristos Tsogas, Jensen & Halstead Ltd.  
Mr. Thomas W. Lehman, P.E., Partners in Development

000989



Civil Engineering Consulting & Surveying  
5100 Lincoln Ave. Suite 100 • Isle 60532-2119 • 1 (630) 271-0770 • 1 (630) 271-0774 Fax



Project File No. 06-PR-5004

cc: Client  Accounting  File Method of Delivery: Hand Delivery 

Client Notified Ready for Pick-up

Date \_\_\_\_\_ Initials \_\_\_\_\_

### LETTER OF TRANSMITTAL

To:	John H. Spoelma, Civil Engineer 1	Date:	December 7, 2006
	City of Aurora-Department of Public Works		
	Engineering Division	RE:	Gemini Outpatient Facility
	44 East Downer Place		240 North Oakhurst Drive
	Aurora, IL 60507-2067		Aurora, IL

## Documents Enclosed:

Quantity	Date	No.	Document Title
2	11/28/06	4 pgs	Final Plan (Revision 7 per City of Aurora)
1	12/06/06	4 pgs	Response to City of Aurora Comment Letter dated 11/28/06 Copy of e-mail from Michael Buenger regarding Fire Plan approval
2	12/04/06	1 pg	Engineer's Estimate of Cost for Soil Erosion Control & Protection
2	12/04/06	1 pg	Engineer's Estimate of Cost for Public Improvements
2	11/28/06		Stormwater Calculations

## Comments:

cc: Mr. Kristos Tsogas, Jensen & Halsted Ltd (with enclosures)  
Mr. Thomas W. Lehman, Partners in Development (with enclosures)

From: Jon V. Vaznelis, Ext. 105  
Project Manager

Pick-up Date: \_\_\_\_\_

Pick-up By: \_\_\_\_\_

000990

**Jerry Figliulo**

---

**From:** Buenger, Michael [MBuenger@aurora-il.org]  
**Sent:** Wednesday, December 06, 2006 10:54 AM  
**To:** jerryfigliulo@ecivil.com  
**Subject:** 240 N. Oakhurst



Buenger,  
Michael.vcf

Jerry, Yes the fire plan has been approved for this project. This project has a few numbers to identify it. The planning number is 6-390 and the building permit# is 06-3529. The fire Plan was approved 11-6-06

Michael Buenger CBO,CBCO,CFCO  
Plans Examiner  
Division of Building and Permits  
65 Water St.  
City of Aurora  
630-906-4076  
<<Buenger, Michael.vcf>>

000991



# City of Aurora

Engineering Division • 44 E. Downer Place • Aurora, Illinois 60507-2067 • (630) 844-3620  
FAX (630) 892-0322

Kenneth Schroth, P.E.  
Director of Public Works  
City Engineer

November 28, 2006

Sigitas P. Vaznelis, PE  
Morris Engineering  
5100 S. Lincoln  
Lisle, IL 60532

Re: Project #06.390  
Gemini Office Development  
240 N. Oakhurst Drive

Dear Mr. Vaznelis,

We have completed the review of the engineering plans received on 11/22/06 for the above referenced project and have the following comments:

- ✓ 1. Verification that the Fire Marshal has approved the project (fire hydrant locations and the diameter size of the fire suppression service) was not provided as required in the City's 8/17/06 and 10/17/06 review letters.
- ✓ 2. One of the storm structure catchments overflow elevation is show as 712.85 exactly one foot below the Finish Floor/ lowest opening. Provide calculations showing that the catchments BFE is one foot below the Finish Floor/ lowest opening or revise the overflow elevation to be one and two tenths foot (1.2') below the Finish Floor/ lowest opening. This information was required in the City's 8/17/06 and 10/17/06 review letters.
- ✓ 3. Hydraulic calculations showing that the overland flow route can convey a 100 year event were not provided with the cross sections of the 100 year flow route as was required in the City's 8/17/06 and 10/17/06 review letters.
- ✓ 4. Proposed grades at the corners of the handicap parking spaces and accessible aisles to verify that the slope does not exceed two percent (2%) in all directions was not provided as required in the City's 8/17/06 and 10/17/06 review letters.

- 5. The maximum slope of a turf area of twenty five percent (25% or 4:1) was not provided on the slope into the existing detention facility as required in the City's 8/17/06 and 10/17/06 review letters.
- 6. Details that show an adequate spillway which directs flow with sufficient energy dissipation to prohibit soil erosion for the three surface drainage ways into the existing detention facility was not provided as required by the City's 8/17/06 and 10/17/06 review letters. The only "adequate" outfall the City will now accept is the elimination of the surface flow spillways and the installation of a storm sewer outfall, connected to the existing storm sewer in the existing stormwater facility.
- 7. The high water level (HWL) of the stormwater management facility along with the overflow weir elevation and location was not provided as required by the City's 8/17/06 and 10/17/06 review letters.
- 8. The minimum finish grade (713.35) of six inches below the finish floor (713.85) and the minimum slope in a turf area of two percent (2%) was not provided as required in the City's 8/17/06 and 10/17/06 review letters.
- 9. The curb along the south side of the existing access drive was not provided as required in the City's 8/17/06 and 10/17/06 review letters.
- 10. All of the storm sewer structures, sanitary sewer structures, and watermain structures or apparatuses were not numbered or lettered as required in the City's 8/17/06 and 10/17/06 review letters.
- 11. Provide an IDOT "Road Ends" sign accompanied by three red diamond chevrons at the proposed closing/ end of the existing access drive at the southwest corner of the property.
- 12. An existing 8" watermain running north/ south just east of the stormwater management facility, according to City records, was not located and shown in its accurate location, on the plans as required by the City's 8/17/06 and 10/17/06 review letters.
- 13. Submitting a new Engineers Estimate of Cost for public improvements (only water services, sanitary main & services, and public sidewalk) and a separate Engineers Estimate of Cost for soil erosion was not provided as required by the City's 8/17/06 and 10/17/06 review letters. *These engineers estimates will be used to determine your client's Permit and Inspection fee amounts and the amount of Security (Letter of Credit or Subdivision Bond). The engineers estimate submitted included all estimated costs and would cost your client an additional \$5,000.00 in excess fees.*

Please submit two (2) sets of revised plans to the Development Service Team at 65 Water Street (located in the Building & Permit Division building). However, **please do not resubmit** until you have received approval and incorporated all the comments from Fox Metro Water Reclamation District and the City of Aurora Fire Marshal.

Please refer to the above referenced project number on all future correspondence regarding this project. If you should have any questions regarding the above comments, feel free to contact the undersigned.

Sincerely,



John H. Spoelma  
Civil Engineer 1  
CITY OF AURORA  
Department of Public Works  
Engineering Division

cc:

Ken Schroth, City of Aurora, Director of Public Works/ City Engineer  
Steve Andras, City of Aurora, Assistant City Engineer  
Dan Feltman, City of Aurora, Engineering Division  
Thomas W. Lehman, Gemini Office Development



Civil Engineering Consulting &amp; Surveying

5100 Lincoln Ave • Suite 100 • Lisle, IL 60532-2119 • 1 (630) 271-0770 • 1 (630) 271-0774 Fax

Project File No. 06-PR-5004

cc: Client  Accounting  File 

Method of Delivery: Hand Delivery

Client Notified Ready for Pick-up

Date \_\_\_\_\_ Initials \_\_\_\_\_

## LETTER OF TRANSMITTAL

To:	John H. Spoelma, Civil Engineer 1	Date:	December 7, 2006
	City of Aurora-Department of Public Works		
	Engineering Division	RE:	Gemini Outpatient Facility
	44 East Downer Place		240 North Oakhurst Drive
	Aurora, IL 60507-2067		Aurora, IL

## Documents Enclosed:

Quantity	Date	No.	Document Title
2	11/28/06	4 pgs	Final Plan (Revision 7 per City of Aurora)
			Response to City of Aurora Comment Letter dated 11/28/06
1	12/06/06	4 pgs	Copy of e-mail from Michael Buenger regarding Fire Plan approval
2	12/04/06	1 pg	Engineer's Estimate of Cost for Soil Erosion Control & Protection
2	12/04/06	1 pg	Engineer's Estimate of Cost for Public Improvements
2	11/28/06		Stormwater Calculations

## Comments:

cc: Mr. Kristos Tsogas, Jensen & Halsted Ltd (with enclosures)  
 Mr. Thomas W. Lehman, Partners in Development (with enclosures)

From: Jon V. Vaznelis, Ext. 105  
 Project Manager

Pick-up Date: \_\_\_\_\_

Pick-up By: \_\_\_\_\_

000995

**Spoelma, John**

**From:** Jerry Figliulo [jerryfigliulo@ecivil.com]  
**Sent:** Wednesday, December 06, 2006 10:03 AM  
**To:** Spoelma, John  
**Subject:** RE: Project #06.390

John:

Thank you for the letters.

Sincerely,

Jerry Figliulo  
Project Manager  
Morris Engineering, Inc.  
5100 S. Lincoln Suite 100  
Lisle, IL 60532  
Phone (630) 271-0770  
Cell (630) 946-4211  
Fax (630) 271-0774  
Email jerryfigliulo@ecivil.com

-----Original Message-----

**From:** Spoelma, John [mailto:JSpoelma@aurora-il.org]  
**Sent:** Wednesday, December 06, 2006 9:44 AM  
**To:** jerryfigliulo@ecivil.com  
**Subject:** Project #06.390

Jerry,  
Attached are the last two review letters issued by the City of Aurora,  
Department of Public Works, Engineering Division for Project #06.390, Gemini  
Office Development, 240 N. Oakhurst Drive

<<P0040604.DOC>>  
<<P0040604, 10-17-2006 version.doc>>

John H. Spoelma  
CITY OF AURORA  
Department of Public Works  
Engineering Division

**Spoelma, John**

---

**From:** Spoelma, John  
**Sent:** Wednesday, December 06, 2006 9:44 AM  
**To:** 'jerryfigliulo@ecivil.com'  
**Subject:** Project #06.390

Jerry,  
Attached are the last two review letters issued by the City of Aurora, Department of Public Works, Engineering Division for Project #06.390, Gemini Office Development, 240 N. Oakhurst Drive



P0040604.DOC



P0040604,  
17-2006 version.d

John H. Spoelma  
CITY OF AURORA  
Department of Public Works  
Engineering Division

**ILLINOIS ENVIRONMENTAL PROTECTION AGENCY**  
**NOTICE OF INTENT (NOI)**  
**GENERAL PERMIT TO DISCHARGE STORM WATER**  
**CONSTRUCTION SITE ACTIVITIES**

**OWNER INFORMATION**

NAME:	LAST Gemini Office Development LLC	FIRST	MIDDLE	(OR COMPANY NAME)	OWNER TYPE: Private
MAILING ADDRESS:	One South Wacker Drive				
CITY:	Chicago			STATE: IL	ZIP: 60606
CONTACT PERSON:	Thomas W. Lehman			TELEPHONE NUMBER:	AREA CODE 630 NUMBER 963-8184

**CONTRACTOR INFORMATION**

NAME:	LAST Jensen & Halstead	FIRST Ltd.	MIDDLE	(OR COMPANY NAME)	TELEPHONE NUMBER:	AREA CODE 312 NUMBER 664-7557
MAILING ADDRESS:	358 West Ontario Street		CITY: Chicago	STATE: IL	ZIP: 60610	

**CONSTRUCTION SITE INFORMATION**

SELECT ONE:	<input checked="" type="checkbox"/> New Site <input type="checkbox"/> CHANGE OF INFORMATION TO PERMIT NO. ILR10_____											
FACILITY NAME:	Gemini Outpatient Facility				OTHER NPDES PERMIT NOS.:							
FACILITY LOCATION:	240 N Oakhurst Dr				TELEPHONE NUMBER:	AREA CODE	NUMBER					
CITY: Aurora	ST: IL	ZIP: 60504	LATITUDE: 41	45	30	LONGITUDE: 81	14	15				
COUNTY: Du Page				SECTION: 20	TOWNSHIP: 38N	RANGE: 9E						
APPROX. CONST. START DATE:	/ /	APPROX. CONSTRUCTION END DATE:	/ /	TOTAL SIZE OF CONSTRUCTION SITE IN ACRES:				1.02				
STORM WATER POLLUTION PREVENTION PLAN COMPLETED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (If no, separate notification required to Agency prior to construction.)												

**TYPE OF CONSTRUCTION**

Commercial	TYPE BRIEF DESCRIPTION OF PROJECT: Medical outpatient facility											
------------	---	--	--	--	--	--	--	--	--	--	--	--

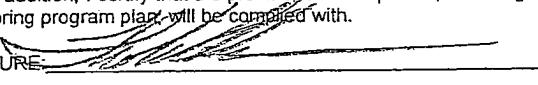
**HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE**

HAS THIS PROJECT SATISFIED APPLICABLE REQUIREMENTS FOR COMPLIANCE WITH ILLINOIS LAW ON:												
HISTORIC PRESERVATION <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO												
ENDANGERED SPECIES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO												

**RECEIVING WATER INFORMATION**

DOES YOUR STORM WATER DISCHARGE DIRECTLY TO: <input type="checkbox"/> WATERS OF THE STATE OR <input checked="" type="checkbox"/> STORM SEWER	OWNER OF STORM SEWER SYSTEM: City of Aurora
NAME OF CLOSEST RECEIVING WATER: Waubonsie Creek	

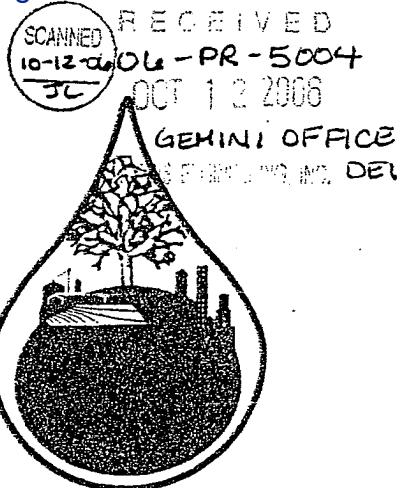
I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage this system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. In addition, I certify that the provisions of the permit, including the development and implementation of a storm water pollution prevention plan and a monitoring program plan, will be complied with.

OWNER SIGNATURE: DATE: 5/29/06

FOR OFFICE USE ONLY

MAIL COMPLETED FORM TO:  (DO NOT SUBMIT ADDITIONAL DOCUMENTATION UNLESS REQUESTED)	ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL ATTN: PERMIT SECTION POST OFFICE BOX 19276 SPRINGFIELD, ILLINOIS 62794-9276 <a href="http://www.epa.state.il.us">www.epa.state.il.us</a>	LOG:  PERMIT NO. ILR10  DATE:
--	--	---

Information required by this form must be provided to comply with 415 ILCS 5/35 (1996). Failure to do so may prevent this form from being processed and could result in your application being denied.  
This form has been approved by the Forms Management Center.



# Kane - DuPage Soil & Water Conservation District

October 10, 2006

Jon Vaznelis  
Morris Engineering, Inc.  
5100 S. Lincoln Ave.  
Lisle, IL 60532

Dear Mr. Vaznelis:

I received your revised soil erosion and sedimentation control plan submittal for the Gemini Office Development in Aurora, Illinois. Thank you for incorporating our comments into the plan, it will improve the quality of protection for the natural resources, both on and off site. This letter and a set of stamped plans located at the construction office on site, will serve to certify that the erosion and sediment control plans meet Technical Standards.

I will visit the site several times during the course of construction to assess compliance with the specifications and will be glad to address specific issues that may arise during the course of construction.

Sincerely,

Soren Hall  
Resource Analyst  
Kane-DuPage Soil and Water Conservation District

ECC: Steve Andras- City of Aurora

## FORM 2

## KANE COUNTY STORMWATER MANAGEMENT PERMIT APPLICATION

Date Application Received:	Date Permit Issued:
----------------------------	---------------------

Name & Address of Applicant: PARTNERS IN DEVELOPMENT Name & Address of Owner(s): GEMINI OFFICE DEVELOPMENT Name & Address of Developer: GEMINI OFFICE DEVELOPMENT, LLC.  
6301 S. CASS AVENUE <sup>LLC.</sup> ONE SOUTH WACKER DRIVE <sup>LLC.</sup> ONE SOUTH WACKER DRIVE  
WESTMONT, IL 6059 CHICAGO, IL 60606 CHICAGO, IL 60606  
Title: MANAGING PRINCIPAL

Telephone no. during business hours: A/C(630)963-8184 Telephone no. during business hours: A/C(630)302-0630

Indicate which Submittals apply to application\* (see flowchart):

Stormwater Submittal  
 Flood Plain Submittal  
 Wetland Submittal  
 No special management areas encroach the development

\*Must be identified by qualified review specialist

Names, addresses and telephone numbers of all adjoining property owners within 250 feet of the development (use additional sheets if necessary):

Common Address of Development:

240 N. OAKHURST DRIVE

Street address

AURORA

Community

AURORA

Name of local governing authority

WACBANSEE CREEK WATERSHED

Watershed planning area and tributary

Legal Description (attach):

SECTION 40, TOWNSHIP 38 NORTH, RANGE 9  
1/4, Section, Township, Range

07-20-302-081

PIN:

Is any portion of this project now complete? Yes  No, If "yes," explain in description portion.

I hereby certify that all information presented in this application is true and accurate to the best of my knowledge. I have read and understand the Kane County Stormwater Management Ordinance, and fully intend to comply with those provisions.

  
Signature of Developer

3/15/08  
Date

I have read and understand the Kane County Stormwater Management Ordinance, and fully intend to comply with those provisions.

  
Signature of Owner

3/15/08  
Date

001000